



3 9999 06422 225 8

[DOCUMENT 6 — 1973]

BMA-0243



GOVERNMENT DOCUMENTS
DEPARTMENT
BOSTON PUBLIC LIBRARY

ANNUAL REPORT
OF THE
BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1972

BOSTON, MAY 1, 1973.

HON. KEVIN H. WHITE,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1972.

RICHARD R. THUMA, JR.,
Building Commissioner.

GOV DOC
6354
.52
1972
COPY 4

DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871,

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

The present Building Code, Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council. Acceptance by the Council was delayed pending granting by the Legislature to the Council authority to make revisions in the law as passed by the Legislature. This authority was granted by Chapter 217 of the Acts of 1938; whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council, and on May 10, 1943, Parts 1 to 25 of the act were approved. Parts 26 to 32 were approved by the Council on December 21, 1943. Part 33, “War Provision,” and Part 34, “Fall-out Shelters,” were added by later amendments. Since 1943 the code has undergone several minor and three major amendments or revisions. Part 23, “Live and

Dead Loads," Part 28, "Steel and Iron," and Part 29, "Excavations and Foundations," have been completely revised, updated, and rewritten, and are incorporated in recent reprints of the code. Part 25, "Wood," Part 26, "Reinforced Concrete," and Part 27, "Precast Gypsum Concrete," are now undergoing revision and updating.

The Building Code places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 on the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,* and the Zoning Commission. Chapter 616 of the Acts

* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955, in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth, created the Historic Beacon Hill District, bounded

“southerly by the northerly sideline of Beacon street; westerly by a line parallel with and 150 feet distant westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly sideline of Charles street; northerly again by the southerly sideline of Charles street; northerly again by the southerly sideline of Revere street; westerly again by the westerly sideline of Myrtle street; northerly again by the southerly sideline of Myrtle street; and easterly again by the westerly sideline of Hancock street and said sideline extended southerly to Beacon street; excluding, however, from said area land of the Commonwealth and the estates numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street,”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again

by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from, the westerly line of Charles street."

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

"southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estates numbered 140 Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue; westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,"

and also another contiguous area bounded

"northerly by a line parallel to and forty feet distant southerly from the southerly sideline of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and northerly by Embankment road; and northerly by Charles Street Circle, and including the estates located as 131 and 141 Cambridge street and 2-16 Lynde street."

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework

of the Boston Redevelopment Authority a "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The "Back Bay Residential District" comprises the area bounded as follows:

"Westerly by the easterly sideline of Charlesgate East; northerly by the southerly sideline of Back street; easterly by the westerly sideline of Embankment road; northerly by the southerly sideline of Beacon street; easterly by the westerly sideline of Arlington street; southerly by the northerly sidelines of the public alleys between Newbury street and Commonwealth avenue, from Arlington street to the westerly sideline of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly sideline of Massachusetts avenue; and southerly by the northerly sideline of Newbury street."

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 12, 1962.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

A reevaluation of the first five chapters of the new Building Code is under way.

CLASSIFICATION OF DEPARTMENT PERSONNEL

(As effective on December 31, 1971)

QUOTA	TITLE	GRADE	COMPENSATION	
1	Building Commissioner		*\$25,500 00	
1	Deputy Building Commissioner	R-21	\$362 90	\$464 30
1	Supervising Structural Engineer	R-21	362 90	464 20
2	Assistant Building Commissioners	R-20	329 70	430 40
1	Assistant Civil Engineer	R-19	300 70	396 70
1	Supervisor, Electrical Inspection	R-19	300 70	396 70
3	Supervisors, Construction and Safety Inspection	R-18	272 70	362 90
4	Senior Administrative Assistants	R-16	222 35	300 70
1	Chief Gas Fitting and Sprinkler Inspector	R-16	225 35	300 70
2	Senior Mechanical Inspectors	R-16	225 35	300 70
1	Zoning Administrator	R-16	225 35	300 70
3	Chief Building Inspectors	R-15	201 25	272 70
3	Chief Electrical Inspectors	R-15	201 25	272 70
1	Chief Plumbing Inspector	R-15	201 25	272 70
2	Chief Building Administrative Clerks	R-14	182 25	246 40
1	Chief Egress Inspector	R-14	162 25	246 10
1	Building Plan Examiner	R-13	166 35	222 25
1	Head Administrative Clerk	R-13	166 35	222 25
1	Senior Elevator Inspector	R-13	166 35	222 25
6	Senior Building Inspectors	R-13	166 35	222 25
6	Senior Electrical Inspectors	R-13	166 35	222 25
1	Senior Gas Fitting and Sprinkler Inspector	R-13	166 35	222 25
1	Senior Plumbing Inspector	R-13	166 35	222 25
1	Assistant Zoning Administrator	R-12	158 85	210 55
30	Building Inspectors	R-12	158 85	210 55
10	Elevator Inspectors	R-12	158 85	210 55
1	Building Construction and Repair Inspector	R-12	158 85	210 55
10	Elevator Inspectors	R-12	158 85	210 55
12	Plumbing Inspectors	R-12	158 85	210 56
1	Exterior Electrical Inspector	R-12	158 85	210 55
5	Gas Fitting Inspectors	R-12	158 85	210 55
2	Head Clerk-Stenographers	R-12	158 85	210 55
14	Interior Electrical Inspectors	R-12	158 85	210 55
1	Principal Cashier	R-12	158 85	210 55
1	Senior Egress Inspector	R-12	158 85	210 55
1	Sprinkler Inspector	R-12	158 85	210 55
1	Street Numbering Inspector	R-12	158 85	210 55
2	Egress Inspectors	R-12	158 85	210 55
1	Egress Zoning Inspector	R-12	158 85	210 55
2	Head Clerks	R-12	158 85	210 55
2	Building Plan Storage Attendants	R-10	145 10	191 50
5	Principal Clerks	R-8	133 35	174 10
4	Senior Clerk-Typists	R-5	117 00	151 60

The following is a statement showing by number, purpose, and estimated cost the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year Ending December 31, 1972

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theatres, halls, movies.....	6	\$9,706,100	2	\$325,000	8	\$10,031,100
Churches, chapels, synagogues.....	2	100,000	1	5,000,000	3	5,160,000
Dwellings, one-family.....	26	513,000	674	810,400	702	1,328,400
Dwellings, two-family.....	17	567,400	741	850,100	758	1,417,500
Dwellings, three-family.....	1	90,000	780	2,815,200	781	2,935,200
Dwellings, with stores.....	—	—	—	—	—	—
Dwellings, multifamily.....	26	38,006,800	282	13,026,500	308	51,033,300
Educational buildings, schools, colleges, academies, etc.....	—	—	—	—	—	—
Garage and repair shops.....	16	2,469,300	2	2,000,000	18	4,469,300
Hotel and club buildings.....	—	—	—	—	—	—
Institutional buildings, hospitals, clinics, asylums.....	—	—	9	7,642,000	9	7,642,000
Lodgings, dormitories, homes, convents, etc.....	—	—	1	200,000	1	200,000
Manufacturing buildings, bakeries, laundries, workshops, etc.....	1	15,000	152	4,018,600	153	4,033,600
Mercantile buildings, stores, salesrooms, and service stations, etc.....	17	5,465,100	796	13,486,400	813	18,951,500
Office and bank buildings.....	4	59,505,100	879	10,968,900	883	70,473,900
Public buildings.....	3	2,062,000	—	—	3	2,062,000
Stables, kennels, etc.....	1	10,000	—	—	1	10,000
Storage buildings.....	—	—	—	—	—	—
Miscellaneous.....	47	315,975	—	—	47	315,975
Total.....	169	\$118,890,675	4,319	\$61,173,100	4,488	\$180,063,775

Month of December

Taxable.....	\$177,841,775
Nontaxable.....	\$2,222,000
Total.....	\$180,063,775
Twelve-Month Period	
Taxable.....	93.2%
Nontaxable.....	6.8%

On January 1, 1972, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings	45,046	
Buildings erected 1972.	<u>126</u>	44,920
Buildings razed		<u>228</u>
Total brick and fire-resistive buildings on January 1, 1973		44,692
Wood buildings	95,869	
Wood buildings erected	<u>43</u>	95,826
Wood buildings razed		<u>245</u>
Total wood buildings (estimated) on January 1, 1973		<u>95,581</u>
Total of all buildings (estimated) on January 1, 1973		<u>140,273</u>

Statement of Building Operations for the City of Boston for the Five Years Ending December, 1972

	1972		1971		1970		1969		1968	
	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Type I, Fireproof.....	37	\$48,700,100	56	\$143,516,000	23	\$98,824,800	72	\$48,922,300	52	\$94,817,500
Type II, Semifireproof.....	8	4,100,600	8	4,015,000	17	12,857,000	22	1,065,800	9	21,345,500
Type IV, Brick and wood.....	81	46,700,975	146	219,447,800	99	91,932,600	191	31,038,900	126	45,632,700
Type V, Metal frame.....	—	—	—	—	—	—	1	1,600	22	1,303,500
Type VI, Wood frame.....	43	19,389,000	93	66,252,200	102	56,717,300	67	6,648,200	166	4,531,000
Total new construction.....	169	\$118,890,675	303	\$433,831,000	291	\$260,331,700	353	\$87,696,800	381	\$167,630,200
Alterations, additions, etc.....	4,319	61,173,100	4,388	\$0,193,400	3,715	52,878,200	3,012	64,038,300	3,618	30,037,900
Total construction.....	4,488	\$180,063,775	4,691	\$484,024,400	3,995	\$313,209,900	3,365	\$151,755,100	3,999	\$197,668,100
Plumbing.....	2,202	\$7,484,300	2,281	\$7,795,200	1,999	\$6,779,600	1,694	\$6,343,400	2,335	\$5,798,900
Gasfitting.....	3,269	8,444,000	3,811	9,925,000	4,453	7,912,100	4,203	3,866,000	5,303	1,900,800
Heaters and hollers.....	993	2,444,000	1,317	3,538,000	1,648	2,422,800	1,280	620,900	1,877	1,967,700
Elevators, new freight.....	21	633,300	64	1,104,800	71	520,800	32	323,900	11	198,800
Elevators, new passenger.....	23	544,400	60	1,066,400	75	278,600	30	318,900	34	798,700
Elevators, alterations, freight.....	27	399,900	30	425,900	21	209,900	64	617,400	29	57,900
Elevators, alterations, passenger.....	20	333,400	24	324,700	20	207,700	59	620,900	16	178,900
Signs and projections.....	403	611,900	403	483,100	332	423,500	308	291,300	427	397,800
Fire escapes.....	—	—	—	—	—	—	—	—	—	—
Take-down, wood.....	245	411,400	405	876,400	460	513,500	394	382,100	374	475,300
Take-down, brick.....	228	399,900	201	413,900	293	282,400	270	269,400	271	634,900
Sprinklers.....	235	511,700	212	499,000	124	723,500	115	750,500	130	963,400
Excavations.....	—	—	—	—	—	—	—	—	11	27,900
Use of premises.....	63	—	58	—	68	—	71	—	32	—
Total.....	7,729	\$222,218,200	8,866	\$26,452,400	9,664	\$20,280,400	8,520	\$14,404,700	10,850	\$13,421,000
Total all work.....	12,217	\$202,281,975	13,557	\$510,476,800	13,660	\$333,490,300	11,885	\$166,159,800	14,849	\$211,089,100

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1972		1971	
	Buildings	Families	Buildings	Families
1.....	28	28	36	36
2.....	17	34	28	56
3.....	1	3	—	—
4.....	—	—	—	—
Multi.....	26	—	154	2,463
Total.....	72	65	218	2,555

SUMMARY OF HOUSING CONSTRUCTION — YEAR 1972	
New habitations erected.....	72
Accommodations provided by new construction.....	65
Accommodations provided by alterations.....	135
Habitations razed.....	278
Accommodations eliminated by razing.....	654
Accommodations eliminated by alterations.....	75
Net change in number of habitations.....	—206
Net change in number of accommodations.....	—529

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1972	
	Buildings	Families
One-family.....	} 278	654
Two-family.....		
Three-family.....		
Four-family.....		
Multi.....		

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE BUILDING
DEPARTMENT — YEAR ENDING DECEMBER 31, 1972

	DOCUMENTS	FEES
New documents	204	\$348,286 56
Elevator	91	1,410 00
Alterations	4,207	334,192 00
Electrical inspections	5,476	165,647 95
Elevator inspections	1,745	55,130 00
Plumbing, old	2,092	13,618 00
Plumbing, new	110	5,781 50
Heating, boilers, generators, etc.	993	3,008 00
Gas, old	3,224	8,893 50
Gas, New	45	412 00
Sprinklers	235	11,221 00
Board of Appeal	318	53,650 00
Amendments	86	6,810 00
Foundations	35	2,085 00
Law books	1,001	9,680 00
Pamphlets	441	419 50
Class B, garages	17	3,258 00
Class C, inflammables	45	3,566 00
Welders	10	250 00
Duplicate permits, etc.	6	6 00
Plans, photo, certified copy	1,170	2,837 50
Totals	<u>21,551</u>	<u>\$1,030,162 45</u>

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

Five Calendar Years Ending December 31, 1972

NUMBER OF FAMILY UNITS IN EACH BUILDING	1972		1971		1970		1969		1968	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	28	28	36	36	30	30	49	49	97	97
2.....	17	34	28	56	10	20	67	134	24	48
3.....	1	3	—	—	—	—	1	8	1	3
4.....	26		154	2,019	348	3,948	160	2,490	8	32
Multi.....										
Total.....	72	65	208	2,111	388	3,998	277	2,681	256	4,406
Estimated cost of housing construction	\$39,182,200		\$178,755,800		\$91,904,600		\$81,010,200		\$51,960,800	

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

Five Calendar Years Ending December 31, 1972

NUMBER OF FAMILY UNITS IN EACH BUILDING	1972		1971		1970		1969		1968	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	233	654	506	1,699	415	1,009	620	2,250	52	52
2.....									50	100
3.....									280	840
4.....									15	60
5.....									25	155
Total.....	278	654	506	1,699	415	1,009	620	2,250	422	1,207

Following is a list of construction projects involving an outlay of \$100,000 or more for which applications were filed with the Building Department during the calendar year 1972.

Construction Projects in 1972

Elderly—apartments—134.....	New	\$2,200,000
Freight terminal.....	New	162,000
Elderly—apartments—59.....	New	1,040,000
School.....	Alterations	126,000
Generator.....	Alterations	859,000
Store.....	Alterations	2,700,000
Motel—apartments—8.....	New	170,000
Elderly—apartments—78.....	New	770,000
Elderly—apartments—73.....	New	770,000
Science building.....	New	400,000
Bank—Offices.....	Alterations	217,000
Parking—lockers.....	New	8,000,000
Apartment—151.....	New	4,000,000
Restaurant—office.....	New	9,000,000
Apartment—355.....	New	6,000,000
Apartment—355.....	New	6,000,000
Stores.....	New	4,000,000
Plaza.....	New	1,300,000
Garage.....	New	2,200,000
Bank—offices.....	Alterations	1,000,000
Grandstand.....	New	132,000
Apartment.....	Alterations	138,000
Apartment.....	Alterations	138,000
Apartment.....	Alterations	150,000
Theatre.....	Alterations	200,000
Lodging house.....	Alterations	100,000
Apartment.....	Alterations	2,000,000
Hospital.....	Alterations	17,500,000
Hotel.....	New	300,000
Supermarket.....	Alterations	125,000
Restaurant.....	Alterations	
Back Bay	70 St. Botolph Street	B.H.A.—LiDaPell Corp.
East Boston	185 Prescott Street	WTIC Freight
East Boston	401 Border Street	Daniel A. Rossano
Roxbury	460-464 Blue Hill Avenue	Walter J. Little
Roxbury	19-27 Scotia Street	Boston Edison
City Proper	384-426 Washington Street	William Filene's Sons Co.
Brighton	81-95 Waverly Street	Interfaith Housing Corporation
South End	155 Northampton Street	Boston Housing Authority
South End	1701 Washington Street	Boston Housing Authority
Fenway	549 Huntington Avenue	Wentworth College
City Proper	300 Federal Street	First National Bank
West End	35 Lonsdale Way	Charles River Park
West End	65 Martha Road	Charles River Park
West End	80 Staniford Street	Charles River Park
West End	100 Staniford Street	Charles River Park
West End	110 Staniford Street	Charles River Park
City Proper	1 City Hall Square	Boston Redevelopment Authority
Fenway	330 Brookline Avenue	Beth Israel Hospital
City Proper	100 Federal Street	First National Bank
East Boston	117 Waldemar Avenue	National Raceway
Brighton	20 Colborne Road	Village Development
Brighton	24 Colborne Road	Village Development
Brighton	28 Colborne Road	Trustees, Boston University
Fenway	264 Huntington Avenue	Salvation Army
South End	407-409 Shawmut Avenue	Peter J. Anari
Dorchester	61 Old Morton Street	St. Margaret's Hospital
Dorchester	70-99 Cushing Avenue	Prudential Insurance
Back Bay	39 Dalton Street	Star Market Company
Brighton	1380 Boylston Street	Charles J. Matta
South End	296½ Shawmut Avenue	

Projects Costing \$100,000 or More (Concluded)

Offices.....	City Proper	23-31 School Street	T. J. Fladley	\$187,000
Church.....	Back Bay	75-105 Falmouth Street	Church Realty Trust	5,000,000
Hospital.....	Brighton	30-40 Watren Street	Joseph P. Kennedy	1,000,000
Nursing Home.....	West Roxbury	70 Rockview Street	Estate of James G. Martin	200,000
Hospital.....	Fenway	330 Brookline Avenue	Beth Israel Hospital	375,000
Hospital.....	Brighton	1315 Commonwealth Avenue	Hahnemann Hospital	150,000
Offices.....	City Proper	1 Beacon Street	Commercial Union Company	125,110
Offices.....	Fenway	800 Huntington Avenue	Center for Blood Research	100,000
Blood research.....	Back Bay	140 Huntington Street	YWCA	576,000
YWCA—bank.....	East Boston	11 Clarendon Street—425 Summer St.	East Boston Society	100,000
Recreation.....	Fenway	300 Longwood Avenue	Children's Hospital	3,157,000
Hospital.....	City Proper	112-118 Bedford Street	A. W. Perry	150,000
Stores—offices.....	Central City	Central Wharf	New England Aquarium	907,000
Aquarium.....	Roxbury	26 Waverly Street	N. E. Telephone and Telegraph Co.	1,000,000
Phone exchange.....				

SUMMARY OF ACCIDENTS AND REPORTS, 1972

Gas accidents:

[illegible]

Elevator accidents:

[illegible]

Court action:

[illegible]

ELECTRICAL INSPECTION DIVISION

No.	1972
1 Inspections made — interior	28,005
2 Inspections made — exterior	4,382
3 Manholes constructed	263
4 Underground services installed	1,014
5 Poles set in new locations	823
6 Poles standing in public ways	23,273
7 Poles removed	660
8 Notices of overhead construction	4,650
9 Notices of underground construction	3,885
10 Reports of overhead construction	3,115
11 Reports of underground construction	3,025
12 Vaults installed in public ways and customers' vaults	348
13 Underground conduits installed — number of linear feet	1,199,547
14 Accident reports investigated — exterior	480
15 Board and nursery homes inspected	83
16 Hospitals inspected	74
17 Nursing schools or day care agencies inspected	52
18 Foster homes and rest homes inspected	120
19 Medical schools inspected	17
20 Miscellaneous	—
21 Permits granted for electrical work — interior	5,476
22 Complaints received and investigated	815
23 Grants of location approved	378
24 Total number of vaults in Boston	13,860
25 Number of new municipal lampposts installed	3,595
26 Number of municipal lampposts removed	2,743
27 Total number of new lampposts in Boston	15,280
28 Underground installations completed (110,000 volts)	345

**CITY OF BOSTON — BUILDING DEPARTMENT
SUMMARY REPORT OF INSPECTIONS
YEAR ENDING DECEMBER 31, 1972**

DIVISION	REASONS FOR INSPECTIONS											TOTAL
	A	B	C	D	E	F	G	H	I	J	K	L
Construction I.....	530	3,818	845	1,635	—	55	100	—	—	597	—	—
Construction II.....	526	4,140	1,181	2,295	—	77	100	—	—	542	—	7,580
Construction III.....	587	4,274	1,350	2,622	—	88	100	—	—	667	—	8,861
Egress.....	637	86	69	—	3,246	56	—	—	16	—	—	9,751
Electrical.....	5,476	28,005	615	—	532	150	250	420	80	—	—	8,220
Elevators.....	5,485	1,193	380	366	2,598	797	1,625	3,174	69	33	36	17
Gas Fitting.....	3,228	3,700	900	300	—	—	825	—	190	—	—	5,018
Plumbing.....	2,204	14,841	273	266	—	—	250	—	—	—	—	275
Sprinklers.....	244	390	215	125	—	—	200	—	—	—	—	9,892
Grand Total.....	18,917	60,447	5,828	7,609	6,376	1,223	3,450	3,594	355	1,839	36	4,990
												3,581,295

EXPLANATION OF TERMS

"Reason for Inspection" Column

A—Application: inspection of site or premises conditional to issuance of a permit.

B—Job visit: inspection of work being done under a permit issued by the department.

C—Complaint inspection of premises in response to a complaint referred by the Enforcement Section.

D—Correction of violation: follow-up inspection to determine whether previously reported violation has been corrected or whether order of the court has been complied with.

E—Annual or other periodic inspection: inspections required by law on a schedule basis or upon which other action such as the issuance of a license or certificate is conditioned.

F—Random or chance inspection: an inspection initiated by an inspector because of apparent deficiencies or violations observed in passing.

G—Special programed inspection: comprehensive or blanket inspection of an area or class of buildings in accordance with previously determined plans and schedules — i.e., day care agencies.

H—Test: an inspection in conjunction with the testing of the functional performance and safety of a particular facility such as an elevator.

I—Fire and other catastrophe: inspection to determined resulting hazardous conditions and code violations.

J—

K—

L—Other: inspection initiated by the department, city, state, or other jurisdiction for a purpose other than those specified above.

FINANCIAL REPORT, 1972 — EXPENDITURES

1. PERSONAL SERVICES:

10. Permanent employees	\$1,283,556 31
12. Overtime	11,092 00
	<hr/>
	\$1,294,648 31

2. CONTRACTUAL SERVICES:

21. Communications	\$1,500 00
27. Repairs and servicing of equipment	2,037 75
28. Travel expenses	43,121 00
29. Other contractual services	420,899 00

3. SUPPLIES AND MATERIALS:

36. Office supplies and materials	\$15,138 00
39. Other operating supplies and materials	49 00
	<hr/>
	\$15,187 00

4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions, and licenses, etc.	\$210 00
-----------------------------------------------------	----------

5. EQUIPMENT

59. Library	\$96 00
56. Office furniture and equipment	355 00
59. Miscellaneous equipment	100 00

Appropriation \$2,522,908 00

Department income 1,030,162 45

Unsafe buildings razed by city — 265 811,669 00

Unsafe buildings shored by city or otherwise
secured against trespass \$81,558 45

Total expenditure for shoring, se-
curing, and razing \$893,227 45

Number of permits and licenses issued from January 1 to December 31, 1972, by the Committee on Licenses, Building Department, and revenue received for same:

CLASS	Number of Permits and Licenses Issued	Revenue Received
Garages: Private 243 cars 1 permit \$258 Lubritorium 12 cars 5 permits 360 Repair 33 cars 3 permits 230 Business 43 cars 2 permits 310 Public 5,518 cars 6 permits 2,100		
Totals, 5,849 cars, 17 permits, \$3,258	17	\$3,258 00
Flammables: Total gallonage: 502,622 Total number cubic feet of gases: 776,560 	45	3,566 00
Total 	62	\$6,824 00

BEACON HILL ARCHITECTURAL COMMISSION

HON. KEVIN H. WHITE,
Mayor of Boston.

DEAR MR. MAYOR:

This report for the year 1972 is the seventeenth annual report of the Beacon Hill Architectural Commission; and in accordance with the provisions of Chapter 616 of the Acts of 1955, as amended, it is submitted herewith through the Building Commissioner.

The commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for certificates of appropriateness were \$210. Cases disposed of were as follows:

Certificates of appropriateness issued	34
Applications rejected	7
Applications withdrawn	3
Applications held over	1
Certificates of nonapplicability issued	36
Approved for ordinary repairs	16
Advisory opinions given	8

Cases processed during the fifteen years of the commission's operation total 2,076.

The commission is now composed of the following members:

<i>Member</i>	<i>Nominated by</i>	<i>Term Ends</i>
Joseph L. Eldredge	The Mayor	May 1, 1970
John Codman	Boston Real Estate Board	May 1, 1972
John P. Bennett	Boston Society of Architects	May 1, 1973
James D. McNeely	Society for Preservation of New England Antiquities	May 1, 1974
Jesse R. Fillman	Beacon Hill Civic Association	May 1, 1976

The alternate members of the commission authorized by section 1 of Chapter 429 of the Acts of 1965 are as follows:

<i>Alternate Member</i>	<i>Nominated by</i>	<i>Term Ends</i>
Benjamin Cook	The Mayor	May 1, 1970
Alexander McIntyre	Beacon Hill Civic Association	May 1, 1971
Frederick W. Lord	Boston Real Estate Board	May 1, 1972
George Notter, Jr.	Boston Society of Architects	May 1, 1973
Harriet Ropes Cabot	Society for the Preservation of New England Antiquities	May 1 1974

The officers for 1972 and 1973 are: Joseph L. Eldredge, Chairman; John Codman, Acting Vice-Chairman; Richard L. Granara, Jr., Secretary.

The commission has viewed with approval reactivation of the Landmarks Commission concept, and will add its support to those who agree that such measures can give the kind of local self-determination enjoyed by Beacon Hill to other sections of the city.

As chairman I have appeared at hearings to extend both the Back Bay and Beacon Hill Districts, testifying in favor in each case. As architects become more familiar with the process of designing new buildings in old surroundings, there should be far less concern over the possibility of architectural or landmarks districts holding up worthwhile new projects.

Very truly yours,

JOSEPH L. ELDREDGE.

ZONING COMMISSION

HON. KEVIN H. WHITE.

Mayor of Boston.

DEAR SIR:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its fourteenth annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1972.

<i>Member</i>	<i>Nominated by</i>	<i>Term Ending</i>
Richard Battles	Boston Society of Civil Engineers	Holdover (1972)
Vincent DiNunno	Mayor's Selection	Holdover (1971)
Michael Flaherty	Mayor's Selection	May 1, 1973
Richard B. Fowler	Greater Boston Real Estate Board	Holdover (1970)
Alfred Gross	Master Builders' Association of Boston	Holdover (1971)
Louis P. Leonard	Mayor's Selection	Holdover (1972)
Thomas J. McIntyre	Greater Boston Labor Council	Holdover (1970)
Theodore W. Paul	Massachusetts Motor Truck Association Inc.	Holdover (1971)
John N. Philips	Associated Industries of Massachusetts	Holdover (1970)
Eric Powell	Greater Boston Chamber of Commerce	Holdover (1972)
Vacancy ¹	Boston Society of Landscape Architects	(1972)

¹Mr. Stanley Underhill, a nominee of the Boston Society of Landscape Architects, resigned on June 22, 1972.

ANNUAL MEETING

In compliance with the provisions of Section 9, Chapter 3, of the Revised Ordinances of 1961, the commission held its annual organization meeting on May 12, 1972, when the following officials were elected: Mr. Richard B. Fowler, Chairman*; Mr. Alfred Gross, Vice-Chairman*; Miss Elizabeth Dakers, Secretary*.

The following appointment was also made: Mr. Mace Wenniger, Advisor*.

LEGISLATION

During the year there were no changes made in the Zoning Enabling Legislation, Chapter 665 of the Acts of 1956, by the Massachusetts Legislature.

ACTIVITIES

Public hearings, executive sessions, and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and secretarial work. A detailed record of proceedings has been filed in the office of the commission on the ninth floor of City Hall. This record is open to public inspection, and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on applications.

*Indicates reappointment or reelection.
Miss Dakers is now Mrs. Siemiatkaska.

APPLICATIONS FOR MAP AMENDMENTS

Pending December 31, 1971

No. 99, James Haley et al., East Boundary Road, Roslindale, change H-1 to S-.5 — denied, May 12, 1972.

No. 113, Sevenel, Inc., Austin and Sherrin Streets, Hyde Park, change S-.5 and R-.5 to R-.8 — postponed by petitioner.

No. 116, Carlton House Trust, Arlington Street and Commonwealth Avenue, change H-5 to B-8 — postponed by petitioner.

Received in 1972

No. 128, Boston Redevelopment Authority, West End Urban Renewal Area, Staniford Street, change H-3 to H-3-D — granted, Amendment No. 95, January 31, 1972, effective February 16, 1972.

No. 129, Boston Redevelopment Authority, Charlestown Urban Renewal Area, bounded southwesterly by Rutherford Avenue, northwesterly by H-1-U district, northeasterly by Main Street, southeasterly by proposed School Street, change M-1, M-2, and L-1 to H-1; Parcels R-2, R-62, R-63, P-11 of above rezoning, change H-1 to H-1-U; Southwesterly by Rutherford Avenue, northwesterly by proposed School Street, northeasterly by Main Street, southeasterly by Austin Street, change H-1, L-1, B-2, and M-1 to B-2; northeasterly by corner of Main and Auburn Streets, change L-1 to H-1 — granted, Amendment No. 96, January 31, 1972, effective February 2, 1972.

No. 130, Boston Redevelopment Authority, St. Botolph Urban Renewal Area, Back Bay, change H-2 to H-5-U — granted, Amendment No. 98, April 5, 1972, effective April 7, 1972.

No. 131, Zoning Commission, six H-1 districts in South Boston and North Dorchester, change H-1 to H-1-50 — granted, Amendment No. 97, March 1, 1972, effective March 20, 1972.

No. 132, Boston Redevelopment Authority, waterfront Urban Renewal Area, southwesterly by Cross Street, northwesterly by Public Alley No. 101, southwesterly by Richmond Street, northwesterly by Fulton Street, northeasterly by 147-149 Fulton Street and 170-172 Commercial Street, southeasterly by Commercial Street, change M-2 to H-5-U — granted, Amendment No. 99, May 12, 1972, effective May 26, 1972.

No. 133, Fordham Apartments, Inc., northerly corner of Huntington Avenue, and Opera Place, Fenway, change H-3 to B-2 — granted, Amendment No. 100, May 12, 1972, effective May 26, 1972.

No. 134, Colourpicture Pub., Inc., northwesterly side of Amory Street between Boylston and Atherton Streets, Jamaica Plain, change L-5 to M-2 — granted in part (petitioner's land only), Amendment No. 101, May 12, 1972, effective May 26, 1972.

No. 135, Boston Redevelopment Authority, Washington Park Urban Renewal Area, part of Parcel H-9A, east side of Humboldt Avenue, between Wyoming and Deckard Streets, change B-1 to H-1 — granted, Amendment No. 102, May 12, 1972, effective May 17, 1972.

No. 136, Boston Redevelopment Authority, Charlestown Urban Renewal Area, Parcel R-9, southwesterly corner of Medford and Belmont Streets, change H-1 to H-1-U — granted, Amendment No. 103, July 14, 1972, effective August 2, 1972.

No. 137, Franciscan Missionaries of Mary, Inc., Joseph P. Kennedy, Jr., Memorial Hospital, easterly corner of Warren and Cambridge Streets, Brighton, change R-5 to H-1 — granted, Amendment No. 104, July 14, 1972, effective August 2, 1972.

No. 138, 1200 Realty Trust, c/o Federal Reserve Bank of Boston, bounded by Atlantic Avenue, Congress Street, Dorchester Avenue, and Summer Street, change M-4 to B-10 — granted, Amendment No. 105, August 2, 1972, effective August 10, 1972.

No. 139, Mattapan Neighborhood Block Association, Blue Hill Avenue, Mattapan (seven areas), between a point north of Morton Street and the Midlands Division of the Penn Central Railroad, change B-1 to L-1 (two areas), B-1 to L-5 (one area), B-1 to R-8 (two areas), L-5 to R-8 (two areas); Morton Street, west of Blue Hill Avenue, change L-5 to R-8 (one area) — granted, Amendment No. 108, December 18, 1972, effective December 27, 1972.

Southerly side of the Midlands Division of the Penn Central Railroad, Babson Street to within 100 feet of Morton Street, change M-1 to R-8 — granted in part; balance pending.

River Street, east of Blue Hill Avenue, change L-5 to R-8 — pending.

No. 140, Boston Redevelopment Authority, Charlestown Urban Renewal Area, corner of Main Street and Sullivan Street, change L-1 to L-1-U — granted, Amendment No. 106, September 13, 1972, effective October 2, 1972.

No. 141, Boston Redevelopment Authority, East Boston Urban Renewal Area (entire project), change I-2, M-2, and W-2 to H-2-U — granted, Amendment No. 107, November 20, 1972, effective November 22, 1972.

No. 142, Boston Redevelopment Authority, South Cove Urban Renewal Area, minor change in boundary line, vicinity of Parcel C-3a, change B-8 to B-4; Parcels C-3a and C-3b, west side of Charles Street South, change B-4 to B-4-U — granted, Amendment No. 109, December 18, 1972, effective December 27, 1972.

No. 143, Boston Redevelopment Authority, Central Business District, South Station Urban Renewal Area, bounded by Summer Street, Fort Point Channel, Broadway Bridge, Fitzgerald Expressway, Massachusetts Turnpike Authority land, and Atlantic Avenue, change M-2 and M-4 to B-10 — pending.

Pending December 31, 1971

No. 22, Henry A. Johnson, H-1 district, height in excess of 50 feet to require Board of Appeal approval — denied in favor of Application No. 28, May 12, 1972.

Received in 1972

No. 24, R. L. Cooley & S. Kanegis for Back Bay Federation, Use Item No. 37, restaurant, etc., conditional in B-4-70 district — granted, Amendment No. 18, January 26, 1972, effective February 10, 1972.

No. 25, R. L. Colley & S. Kanegis for Back Bay Federation, Use Item No. 38, restaurant or bar with live entertainment, theater, concert hall, dance hall, skating rink, bowling alley, pool room, etc., to be made conditional in a B district — withdrawn.

No. 26, Boston Redevelopment Authority (acting as planning agency), insert new Use Item No. 34A, shop for sale or rental of "adult" printed matter, pictures, or motion picture film, making said Use Item F in S, R, H, and L districts, A in B, M, and I districts, and C in W districts — granted, Amendment No. 21, May 12, 1972, effective May 26, 1972.

No. 27, Pilgrim Congregational Church, make Use Item No. 17, day care center, nursery school, kindergarten an allowed use (rather than conditional) in R, H, M, and I districts, and conditional (rather than forbidden) in W districts — granted, except that the use continues to be C in R districts, Amendment No. 19, March 1, 1972, effective March 20, 1972.

No. 28, Zoning Commission, establish new H-1-50 district with height limit of 50 feet (mapped in South Boston — see Map Amendment Application No. 131) — granted, Amendment No. 20, March 1, 1972, effective March 20, 1972.

No. 29, Zoning Commission, amend Section 3-1 to correct error in date of zoning maps — granted, Amendment No. 22, May 12, 1972, effective May 26, 1972.

No. 30, Advisor to the Zoning Commission, insertion of new Article 11, sign regulations, plus some new definitions relating to signs — granted in modified form, Amendment No. 23, December 18, 1972, effective December 18, 1972.

B = General business
D = Planned development area subdistrict
H = Apartment
I = General industrial
L = Local business
M = Restricted manufacturing
PDA = Planned development area
A = Allowed
C = Conditional

R = General residential
S = Single-family
U = Urban Renewal area subdistrict
URA = Urban renewal area
W = Waterfront industrial
Numbers 0.2 through 10 = Floor area ratios
Numbers 50, 65, 70, 120 = Height restriction districts
F = Forbidden

FINANCIAL STATEMENT

Appropriation — 1972 \$4,960 00

Expenditures:

10	Permanent Employees	.	\$416	65
29	Contractual Services	.	3,187	03
36	Office Supplies	.	67	79
				3,671 47

Balance unexpended \$1,288 53

Income received for filing fees from petitions received in 1972:

Three test amendment ap- plication fees	.	.	\$300	00
Fourteen map amendment application fees	.	.	1,400	00
				\$1,700 00

Respectfully submitted,

RICHARD B. FOWLER,
Chairman.

ELIZABETH SIEMIATKASKA,
Secretary.

BOARD OF APPEAL

The Board of Appeal, established in accordance with Section 117 of Chapter 479, Acts of 1938, as amended, and Chapter 665, Acts of 1956, as amended, in its functioning may vary the provisions of the acts referred to it in specific cases, which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department for the year 1972:

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	15
Appeals received	15
Appeals sustained	12
Appeals sustained with provisos	1
Appeals dismissed	2
Appeals withdrawn	0
Appeals pending	0

In re Zoning Law, Chapter 665, Acts of 1956, as amended:

Decisions rendered	313
Appeals received	305
Decisions rendered also in re cases carried over from 1970	1
Decisions rendered also in re cases carried over from 1971	10
Appeals sustained	86
Appeals sustained with provisos	153
Appeals dismissed	63
Appeals withdrawn	16
Appeals pending	168

Very truly yours,

For the BOARD OF APPEAL

CHARLES F. SPILLANE, *Secretary.*

BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinances as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

During 1972 the Board heard three complaint cases.

Following is a table of 1972 activities:

Applications received and processed	264	
Applications approved and issued	230	
Approved and not issued	4	
Applications rejected	20	
Applicants absent	10	
New licenses	84 at \$40	\$3,360
New licenses	146 at 30	4,380
Reissue	198 at 30	5,940
Renewals	1,949 at 25	48,725
Total licenses	2,377	
Total receipts		\$62,405

Respectfully submitted,

EDWINA S. CARTY, *Executive Secretary,*
Board of Examiners.

